Key: 3838

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,656

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRIST KARL R 23 STANDISH AV SCITUATE, MA 02066	34-12-8-0	23 STANDISH AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRIST KARL R	05/02/2017	F	10	48379-1
CHRIST KARL R	04/15/1999	QS	190,000	17355-125
MARTIN LEO J & NANCY L	01/01/1978	XX		4363-184

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-339	07/09/2001	3	ALTERATIONS				100	100
00-264	06/20/2000	3	ALTERATIONS				100	100
99-236	05/20/1999	3	ALTERATIONS				100	100
99-153	04/20/1999	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	OS 1.00	100 1.00	100 1.00	528,000	7.20	100 1.00	WV3 1.20			418,640

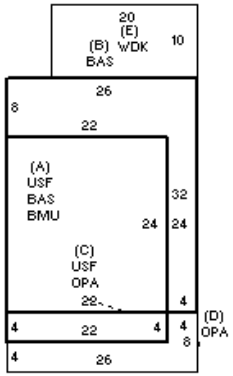
TOTAL	4,800 SF	ZONING		FRNT	50
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,600	380,600
BUILDING	154,900	145,500
DETACHED	600	600
OTHER	0	0
TOTAL	**574,100**	**526,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 10/21/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/16/2010	PL
LIST	9/16/2010	EST
REVIEW	4/6/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV.

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,448	DETAIL ADJ	1.224
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	528		59.19	31,254
+	USF	L	UPPER STORY FIN	616	1935	240.04	147,863
+	BAS	L	BASE AREA	832	1935	263.95	219,609
+	OPA	N	OPEN PORCH	208		51.50	10,712
E	WDK	N	WOOD DECK	200		38.40	7,680
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	430,253
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$154,900